

MINUTES
MAINLAND PLANNING COMMISSION
MAY 6, 2014 - 6:00 P.M.
Historic Courthouse, 701 G Street

MEMBERS PRESENT: Tim Murphy, Chairman
 Tom Boland, Sr., Vice Chairman
 Bill Brunson
 Larissa Harris
 Buddy Hutchinson
 Gary Nevill
 John Williams

STAFF PRESENT: David Hainley, Community Development Director
 Eric Johnson, Planning Manager
 Eric Landon, Planner II
 Cayce Dagenhart, Planner II
 Janet Loving, Admin/Recording Secretary

Chairman Murphy called the meeting to order and the invocation was given, followed by the Pledge of Allegiance.

MINUTES

April 1, 2014 - Regular Meeting

Upon a motion made by Mr. Tom Boland and seconded by Mr. Gary Nevill, the Minutes of the *April 1st Regular Meeting* were approved and unanimously adopted.

At this time, Vice Chairman Tom Boland gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

ZM2824 Golden Isles Gateway Exit 42 Parcel: Consider a request to amend a Planned Development Zoning District for property consisting of 771.39 acres on the southeast quadrant of I-95 and Highway 99. The purpose of the amendment is to permit a mix of commercial and residential uses. Parcel IDs: 03-12108, 03-12109. Chris Amos, agent for Bank of the Ozarks, owner.

Mr. Chris Amos was present for discussion.

The following report from staff was included in the packages for review and was presented by Mr. Landon:

This proposed request is to amend the existing Golden Isles Gateway Planned Development. The location is known as the PAWS tract, which is currently zoned for a theme park. The theme park is not going to be built and in order for any other use to be located on this site a rezoning must be approved. The existing PD text states:

“If, for whatever reasons, the PAWS Wildlife Park is not developed and brought into operation, the land use allocation for the PAWS District would require a Planned Development Amendment to determine uses and development standards.”

The proposed uses outlined in the proposed Master Plan and PD text are for a mix of commercial and residential uses. The proposed uses match those that already exist in the Golden Isles Gateway PD, and the standards of development will match those in the County Zoning Ordinance.

In conformance with Section 1103 of the Glynn County Zoning Ordinance, the following findings of fact are to be considered in making a decision on a request for rezoning:

- Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed request will not be a detriment to the adjacent property owner(s). The proposed use is consistent with the surrounding properties and will result in a decrease in the density of the overall project considering the permitted use is currently a theme park.

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

The proposed change will not adversely affect the use of the adjacent property. In fact, the impact should be far less invasive than the current zoning.

- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

No, the only permitted use is a theme park. It does not seem likely or reasonable that this use will be constructed.

- Whether the zoning proposal will result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

None, the street and utilities will be required to meet GA DOT standards, JWSC standards, and Glynn County standards.

- Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.

Yes, this property is identified as being located in a Regional Center and Medium Density Residential on the Future Land Use Map.

- Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or disapproval.

Yes, the current zoning of the property must be changed if it is to be developed into any project other than a theme park.

Mr. Landon stated that staff recommends approval of application *ZM2824* to amend the PD Planned Development for Golden Isles Gateway Exit 42 Parcel with a traffic study to be prepared prior to submission of any site plan or preliminary subdivision.

Mr. Boland wanted to know if there would be any impact on the flood zone or marsh area. Mr. Landon explained that the applicants don't have a detailed plan yet, but they would have to come back with a full engineering site plan before building anything on the property; the same would go for any subdivision. Prior to that, the applicants would have to conduct a traffic study to determine the impacts. Additionally, all wetlands are managed by the Corps of Engineers. The applicants would also have to submit plans to the Corps to ensure that they're not violating any regulations.

During a brief presentation, Mr. Chris Amos with CSCC Civil Engineering Firm stated that he has been retained by the party who currently has the property under contract for Bank of the Ozarks who intends to develop the project over a long period of time. As pointed out by staff, he stated that the applicants can't do anything without the rezoning. They have tried to produce a plan that would allow for land uses consistent with the current Master Plan and PD. Mr. Amos noted that a substantial amount of the property is wetlands and cannot be developed. He stated that they tried to use the wetlands to buffer the more heavy commercial areas from the residential areas in the rear.

Mr. Amos explained that the prohibition of certain uses only pertains to Parcel P-2; however, there could be a grocery store on Parcel P-1, which is zoned Highway Commercial. He stated that all of this will be coordinated with GA DOT with the widening anticipated for GA Highway 99. The driveway locations and median openings will also be coordinated with GA DOT in an effort to manage the traffic. He stated that they have not done a traffic study yet because they don't have enough information about the full development of the site. Upon a request from Mr. John Williams, Mr. Amos pointed out the location of the wetland areas. He stated that Parcel P-3, the residential parcel, has a small amount of uplands located next to the Interstate. Small pockets of uplands are also located along the canal. Most of the upland property is near the interchange. Mr. Amos acknowledged that there are more wetlands than uplands on the site.

Mr. Williams asked if percentages had been calculated in terms of what is actually usable. Mr. Amos stated that the total area of the property is approximately 772 acres with 353 acres being upland. All other areas are either lakes, freshwater wetlands or the canal.

Mr. Boland wanted to know what the applicants are planning to put on Parcel P-2 near Petersville Road. Mr. Amos stated that this area will be developed as the applicants develop their marketing plan. However, they are intending to have a lower intensity use which is why it is listed as local commercial, office commercial and residential. He stated that Parcel P-2 is more likely to be residential, but the applicants are not certain at this time. They wanted to have some flexibility to develop site plans which would have to come back to this Board for approval at a later date. As the project progresses the uses will be more defined. Mr. Bill Brunson stated it appears that the portion that will be the least invasive is the part that affects the Heritage Oaks area. Mr. Amos agreed and added that they tried to keep the lower intensive uses near the residential areas.

Mr. Amos pointed out that there are three billboards on the property, two of which are in Parcel P-3 and currently non-conforming. He stated that they intend to leave the billboards in place. Mr. Gary Nevill asked if this would be an allowed use. Mr. Amos replied that it would be a non-conforming use. Additionally, he explained that with the dedication of roads, there may be some private roads in the area. In fact, he would like to include that the property could contain private roads if approved at the time of the site plan submittal, which would allow enough time for the Planning Commission's review. He would also like to add to Section L that the Subdivision Regulations and Zoning Ordinance sections referenced are in affect at the time of adoption of the PD.

Mr. Boland wanted to know if the residential area in P-3 and possibly P-2 would contain septic tanks. Mr. Amos stated that county water and sewer runs down the canal. The areas in question would be on sewer.

At this time, Chairman Murphy opened the floor for public comments beginning with Mr. Pete Peterson of Heritage Oaks who stated that he is not necessarily opposed to this request but he wants to make sure that he understands the process. He then asked if

everything that the applicants are planning will come before the Planning Commission first. Chairman Murphy replied yes. Mr. Peterson commented that he is pleased thus far with everything presented by Mr. Amos and the Planning Commission.

There being no further comments, a motion was made by Mr. Tom Boland to recommend approval of application **ZM2824** to amend the PD Planned Development for Golden Isles Gateway, Exit 42 Parcel, with a traffic study to be prepared prior to submission of any site plan or preliminary subdivision. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

SP2816 Gulfstream MRO Hanger: Consider approval of a site plan for a 109,000 sq. ft. hanger and office with associated aircraft apron, parking lot, access drives, stormwater improvements, and utilities on approximately 19 acres. The property is zoned General Commercial (GC) and Government (G), also known as Public. Parcel ID: 03-09891. Ernie Hollingsworth, Gulfstream Aerospace Corp., Project Manager/applicant.

Mr. Hollingsworth was present for discussion. Mr. Ron Aldrich, Manager of the Brunswick Facility, was also on hand to answer questions.

The following report from staff was included in the packages for review and was presented by Ms. Cayce Dagenhart:

According to the Future Development Map, this site is located in the Central Glynn area. Also, the adopted Future Land Use Map shows this site as Airport and FLETC.

The proposed request is to construct a 109,000 sq. ft. hanger and office with associated aircraft apron, parking lot, access drives, stormwater improvements, and utilities for Gulfstream Aerospace Corp.

Under Section 619.4 (a) of the Zoning Ordinance, the Planning Commission's review shall be guided by the following standards and criteria:

- 1) The application, site plan, and other submitted information contain all the items required under this Section. **Staff comment: This requirement has been met or will be provided during the permitting process.**
- 2) The proposed uses, buildings and structures are in accordance with the requirements of this Ordinance and other ordinances of Glynn County. **Staff comment: This requirement has been met subject to full review for the building permit.**

- 3) Adequate provisions are made for ingress and egress, off-street parking, loading, and the flow of traffic, which may reasonably be anticipated. **Staff comment: This requirement has been met; however, though not required, a right turn lane may be needed at the east entrance to accommodate the increase in traffic. Traffic Engineer recommends that a traffic study be performed.**
- 4) Adequate provisions are made to control the flow of storm water from and across the site. **Staff comment: A stormwater management and drainage design plan will be submitted and reviewed as part of the building permit process.**
- 5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. **Staff comment: Not applicable.**
- 6) Adequate provisions are made to buffer intensive uses and to screen all service areas from view of the adjacent properties and streets. **Staff comment: This requirement has been met.**
- 7) Adequate provisions are made to control the location, intensity, and direction of all outdoor lighting so that it will not have an adverse effect upon adjoining properties. **Staff comment: A lighting plan has been submitted and will be subject to full review during the building permit process.**
- 8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. **Staff comment: Not applicable.**
- 9) Adequate provisions are made for water supply, fire protection, and sewage collection and treatment. **Staff comment: Applicant needs to pay Fire Marshal Fees. Water and sewer will be reviewed as part of the building permit process.**

Ms. Dagenhart stated that staff recommends approval of application *SP2816*, Gulfstream MRO Hanger site plan, as submitted.

Chairman Murphy asked how long had this project been in the making. Mr. Hainley replied that the project actually started before his employment with Glynn County, but it has been back on track since late last year.

Mr. Boland wanted to know how many new jobs would be created by this project. Mr. Ron Aldrich stated that a minimum of 100 new well-paying jobs would be created. He also pointed out that other companies that would be supplying parts and materials to Gulfstream were likely to come to Brunswick as well.

Mr. Hutchinson asked if the applicants anticipate more expansions. Mr. Aldrich replied yes, they already have plans for Phase II and are prepared to expand. He pointed out that they actually produce 120 aircrafts per year. Mr. Aldrich stated that they have been trying to do this project for approximately 5 years and have received tremendous support from Glynn County, which is why they're locating in this area. Mr. Hutchinson stated that this community welcomes Gulfstream. Mr. Brunson also commented that Glynn County is blessed to have Gulfstream. He elaborated briefly on their efforts and accomplishments.

There was no one present to oppose this request, and at the end of discussion, a motion was made by Mr. John Williams to approve application **SP2816**, Gulfstream MRO Hanger site plan, as submitted. The motion was seconded by Mr. Buddy Hutchinson. Voting Aye: Mr. Tom Boland, Mr. Bill Brunson, Ms. Larissa Harris, Mr. Buddy Hutchinson, Mr. Tim Murphy and Mr. John Williams. Due to having surveyed the property in question, Mr. Gary Nevill abstained from voting. The motion carried for approval.

There being no further business to discuss, the meeting was adjourned at 6:30 p.m.